

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: Request for a special exception to establish a church in the R-1A (Single Family Dwelling District) located at 1521 Bear Lake Road; (Steve Serrin, applicant).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Kathy Fall **CONTACT:** Kathy Fall **EXT.** 7444

AGENDA DATE 10-30-06 **Regular** ☐ **Consent** ☐ **Public Hearing – 6:00** ☒

MOTION/RECOMMENDATION:

1. **APPROVE** the request for a special exception to establish a church in the R-1A (Single Family Dwelling District) located at 1521 Bear Lake Road; (Steve Serrin, applicant); or
2. **DENY** the request for a special exception to establish a church in the R-1A (Single Family Dwelling District) located at 1521 Bear Lake Road; (Steve Serrin, applicant); or
3. **CONTINUE** the request to a time and date certain.

| | | |
|----------------------------|---|---|
| GENERAL INFORMATION | Applicant: Property Owner: Location: Zoning: | Steve Serrin Ruben & Florence Exantus 1521 Bear Lake Road R-1A (Pratt Acres) |
| BACKGROUND/ REQUEST | <ul style="list-style-type: none"> • Applicant proposes to establish a church on a ½ acre (21,800 square feet) platted lot which there currently a single family home (1700 square feet) and metal shed (890 square feet). • The applicant proposes use the existing metal shed as the church (congregation hall) and to construct a 480 square foot addition on to the side. | |

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|--|---|---|-------------------------|--------------------|--|-----|----------|---|--------|---------|---|--------|----------|---|--------|---------|---|---------------|----------|---|---------|-----------|---|--------|----------|---|--------|---------|---|---------|
| ZONING & FLU | DIRECTION | EXISTING ZONING | EXISTING FLU | USE OF PROPERTY | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | SITE | R-1A | Low Density Residential | Single Family Home | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | NORTH | R-1A | Low Density Residential | Church | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | SOUTH | R-1A | Low Density Residential | Single Family Home | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | EAST | A-1 | Low Density Residential | Single Family Home | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | WEST | Intersection of Holiday Avenue and Bear Lake Road/Single Family Homes | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(B)(2) AND STAFF FINDINGS | The Board of Adjustment (BOA) shall have the power to hear and decide special exceptions it is specifically authorized to pass under the terms of the land development code upon determination the use requested: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <u>Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area; and</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | The trend of development in the immediate area includes single family homes, churches, schools, and daycares. The non-residential uses that have been approved in the area are primarily located on acreage parcels that are at a minimum of one (1) acre as listed below and reference on the attached map: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <table><tr><td></td><td>Use</td><td>Size +/-</td></tr><tr><td>1</td><td>Church</td><td>2 acres</td></tr><tr><td>2</td><td>Church</td><td>12 acres</td></tr><tr><td>3</td><td>Church</td><td>2 acres</td></tr><tr><td>4</td><td>Public School</td><td>21 acres</td></tr><tr><td>5</td><td>Nursery</td><td>5 ½ acres</td></tr><tr><td>6</td><td>Church</td><td>10 acres</td></tr><tr><td>7</td><td>Church</td><td>4 acres</td></tr><tr><td>8</td><td>Daycare</td><td>1 acre</td></tr></table> | | | | | Use | Size +/- | 1 | Church | 2 acres | 2 | Church | 12 acres | 3 | Church | 2 acres | 4 | Public School | 21 acres | 5 | Nursery | 5 ½ acres | 6 | Church | 10 acres | 7 | Church | 4 acres | 8 | Daycare |
| | Use | Size +/- | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Church | 2 acres | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | Church | 12 acres | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | Church | 2 acres | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | Public School | 21 acres | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | Nursery | 5 ½ acres | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | Church | 10 acres | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | Church | 4 acres | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | Daycare | 1 acre | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| The majority of the above properties were developed from vacant land into their intended use. The proposed church located in the existing metal shed would not be typical of the surrounding churches in design and/or location (11 feet from rear property line). | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| The subject property was platted as a ½ acre lot in 1973 and a single family home was constructed in 1983. The constraints | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

of the size of the lot and the location of the existing home prohibit the compatibility of the proposed use with the surrounding uses.

The impact on the adjacent residential uses and the traffic volumes is unknown without a summary of the use. Included in the summary would be the times and frequency of the services along with any other church activities.

Does not have an unduly adverse effect on existing traffic patterns, movements and volumes; and

The change of use from a single family home to a church and it's potential accessory uses would generate more trips on Bear Lake Road. The lot is located across from the intersection of Holiday Avenue and Bear Lake Road which potentially increases the safety concerns associated with the increase of traffic with this change of use.

Is consistent with the Seminole County Vision 2020 Comprehensive Plan; and

The Seminole County Vision 2020 Comprehensive Plan states that churches as allowed as special exceptions in the Low Density Future Land Use.

Meets any additional requirements specified in the code section authorizing the use in a particular zoning district or classification; and:

Uses within the R-1A zoning classification are limited primarily to single-family dwellings and such nonresidential uses that provide service to the immediate and adjacent uses. Churches are one of those nonresidential uses permitted as a special exception. The change of use of the lot and existing buildings, including the proposed improvements, will be required to meet all setbacks and buffers. The existing metal shed (proposed church) is located 11 feet from the rear yard property line. Therefore, a rear yard setback variance would be required for the 19 foot encroachment into the rear yard setback. The location of a church 11 feet from property line would be inconsistent with the surrounding uses. There is a single family home located adjacent to the rear yard property line. The proposed improvements, driveway and parking, that are required for a nonresidential use do not meet the buffers requirements. These buffers are required to ensure

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| | <p>compatibility with the adjacent residential uses. The proposed driveway and parking area can not meet the active buffer requirement of 25 feet from adjacent residential use due to the location of the existing home.</p> <p>The size of the lot and existing buildings restricts the ability to ensure compatibility and compliance with the applicable code requirements for a change of use from a single family residential use to a nonresidential use.</p> <p><u>Will not adversely affect the public interest:</u></p> <p>The applicant is requesting for the maximum seating of the church to be 150 people. The site plan submitted for the special exception has 14 parking spaces which does not meet the 50 parking spaces required for 150 seating capacity. The proposed use, as indicated on the submitted site plan, is maximizing the lot and the existing buildings to accommodate the change of use. The proposed development of the ½ acre lot does not allow the ability to provide the required parking. This would potentially create an adverse impact to the surrounding public interest by the church attendants finding alternative parking. There is also an existing single family home in which the use is unknown and could potentially increase the required code requirements.</p> |
| STAFF FINDINGS | <p>The applicant is requesting a special exception for a church on a ½ platted lot in the Bear Lake Road area. The current use of the lot is a single family home with the metal shed. The change of use of the property from a residential use to a nonresidential use of a church would not be in character with the other uses in the area. The nonresidential uses that serve the area are located on larger parcels and have been designed for the intended use. The applicant's proposed use is appropriate for this area but the constraints of the lot (size and existing buildings) makes the proposed use inconsistent and incompatible with the surrounding uses.</p> |
| STAFF RECOMMENDATION | <p>Staff thereby recommends the Board of Adjustment deny the special exception for a church based upon the stated staff findings.</p> |

SEMINOLE COUNTY, FL.

PROPERTY APPRAISER

DAVID JOHNSON, CFA, ASA

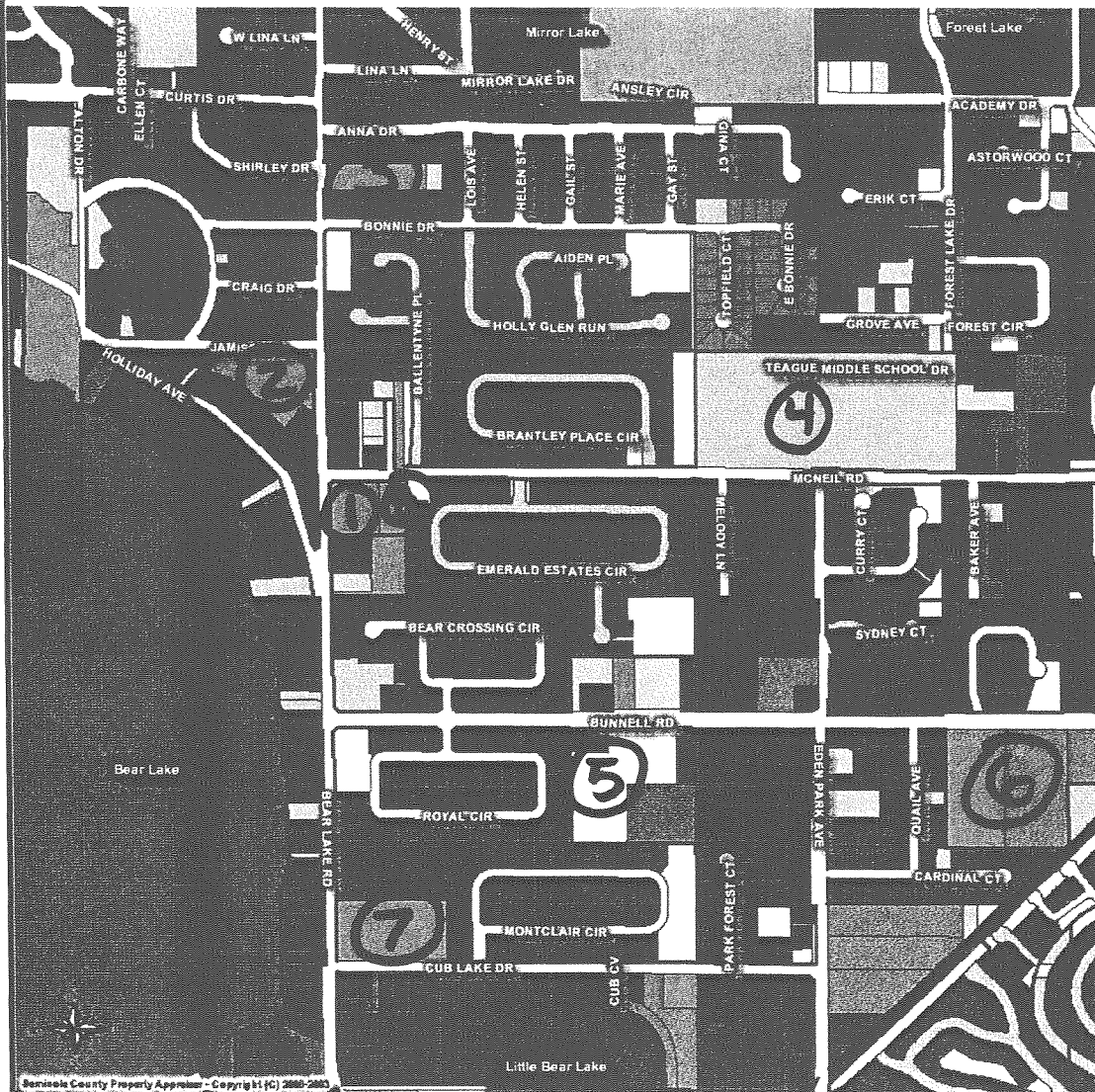
DAVID JOHNSON, CFA, ASA

**PROPERTY
APPRAISER**

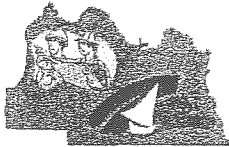
SEMINOLE COUNTY FL.

1101 E. FIRST ST
SANFORD, FL 32771-1468
407-665-7506**Legend**

- County Boundary
- Streets
- Hydrology
- Subdivision Lines
- Parcels
- Vacant Residential
- Single Family, Res.
- Mobile Home
- Apt. > 10 Units
- Condo, Res.
- Coop. Res.
- Retirement Home
- Misc. Res.
- Multi-Family < 10 Units
- Vacant Commercial
- Centrally Assessed
- Large Tracts (non ag)
- Reference Only
- Commercial
- Vacant Industrial
- Industrial
- Agricultural
- Institutional
- Government Bldg
- Government Land



Seminole County Property Appraiser - Copyright (c) 2000-2003



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION
1101 EAST FIRST STREET (ROOM 1228)
SANFORD, FL 32771
(407) 665-7444 PHONE (407) 665-7385 FAX

COPY

APPL. NO. BS 2006-009

APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division. Applications for SPECIAL EXCEPTION shall only be received for processing following pre-application conference.

APPLICATION TYPE:

RECEIVED AUG 04 2006

☐ **VARIANCE**

☒ **SPECIAL EXCEPTION** To establish A Church in R-1A zoning District

☐ **MOBILE HOME SPECIAL EXCEPTION**

☐ EXISTING (YEAR _____) ☐ PROPOSED (YEAR _____)

☐ REPLACEMENT (YEAR _____) SIZE OF MOBILE HOME _____

ANTICIPATED TIME MOBILE HOME IS NEEDED _____

PLAN TO BUILD ☐ YES ☐ NO IF SO, WHEN _____

MEDICAL HARDSHIP ☐ YES (LETTER FROM DOCTOR REQUIRED) ☐ NO

☐ **APPEAL FROM DECISION OF THE PLANNING MANAGER**

| PROPERTY OWNER | | AUTHORIZED AGENT * |
|----------------|---|--------------------|
| NAME | RUBEN & FLORENCE EXANTUS | STEVE SEARIN |
| ADDRESS | 1352 HOLLY GLEN RUN APOPKA, FL 32703 | |
| PHONE 1 | 407-592-6968 | (407) 310-5676 |
| PHONE 2 | 407-389-7341 | |
| E-MAIL | WREXANTUS@AOL.COM | |

PROJECT NAME: GRACE BAPTIST CHURCH OF APOPKA

SITE ADDRESS: 1521 BEAR LAKE ROAD, APOPKA, FL 32703

CURRENT USE OF PROPERTY: NONE

LEGAL DESCRIPTION: LEG LOT 1 PRATT ACRES PB 22 PG 34

SIZE OF PROPERTY: 100'x248' acre(s) PARCEL I.D. 17-21-29-520-0000-0010

UTILITIES: ☐ WATER ☒ WELL ☐ SEWER ☒ SEPTIC TANK ☐ OTHER _____

KNOWN CODE ENFORCEMENT VIOLATIONS NONE

IS PROPERTY ACCESSIBLE FOR INSPECTION ☒ YES ☐ NO

This request will be considered at the Board of Adjustment regular meeting on 08/28/06
(mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

[Signature]
SIGNATURE OF OWNER OR AGENT*

06-15-06
DATE

* Proof of owner's authorization is required with submittal if signed by agent.

ADDITIONAL VARIANCES

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

APPEAL FROM BOA DECISION TO BCC**APPELLANT INFORMATION**

| | |
|---------|--|
| NAME | |
| ADDRESS | |
| PHONE 1 | |
| PHONE 2 | |
| E-MAIL | |

NATURE OF THE APPEAL

APPELLANT SIGNATURE

FOR OFFICE USE ONLY**PROCESSING:**FEE(S): 370.00 COMMISSION DISTRICT FLU / ZONING R-1A / LDR

BCC HEARING DATE _____ (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS _____

PLANNING ADVISOR _____ DATE _____

SUFFICIENCY COMMENTS _____

RECEIVED

SEP 28 2006

BOUNDARY SURVEY

LEGAL DESCRIPTION: LOT 1, PRATT ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE(S) 34, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

SEMINOLE COUNTY PLANNING DEPT # 83-05-140

PROPOSED CHURCH

SEATING 150+

LOT 3 ADDITIONAL BUILD 480 SF

SCALE: 1"=30'

14 EACH SPACE PARKING
10'X20' STALL

EXTERIOR LIGHT

EX. TREE EXIST BUFFER

TO BE REMOVED

LEGEND

- X = FOUND "X" CUT IN CONC.
- O = SET 1/2" REBAR AND CAP PSM LB 7371
- = FOUND PROPERTY CORNER
- ⊕ = 4" x 4" CONCRETE MONUMENT
- ⊙ = WELL
- ⊗ = COVERED AREA
- ⊞ = CONCRETE
- A/C = AIR CONDITIONER
- Δ = CENTRAL ANGLE
- BLK = BLOCK
- C.B. = CHORD BEARING
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C.M. = CONCRETE MONUMENT
- CONC. = CONCRETE
- D = DEED
- D.E. = DRAINAGE EASEMENT
- E = EAST
- F.F.E. = FINISHED FLOOR ELEVATION
- FND = FOUND
- ID. = IDENTIFICATION
- I.P. = IRON PIPE
- I.R. = IRON ROD
- I.R.C. = IRON ROD & CAP
- L = ARC LENGTH
- L.B. = LAND SURVEYING BUSINESS
- L.S. = LAND SURVEYOR
- M = MEASURED
- N = NORTH
- N&D = NAIL AND DISK
- P = PLAT
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.G.P. = PERMANENT CONTROL POINT
- P.L. = PROPERTY LINE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.L. = POINT ON LINE
- P.R.C. = POINT OF REVERSE CURVE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.T. = POINT OF TANGENT
- R = RADIUS
- R/W = RIGHT OF WAY
- S/W = SIDEWALK
- S = SOUTH
- U.E. = UTILITY EASEMENT
- W = WEST
- W.F.S. = WOOD FRAME STRUCTURE

NOT PLATTED

RIGHT-OF-WAY LINE

CENTERLINE

BUILDING SETBACK LINE

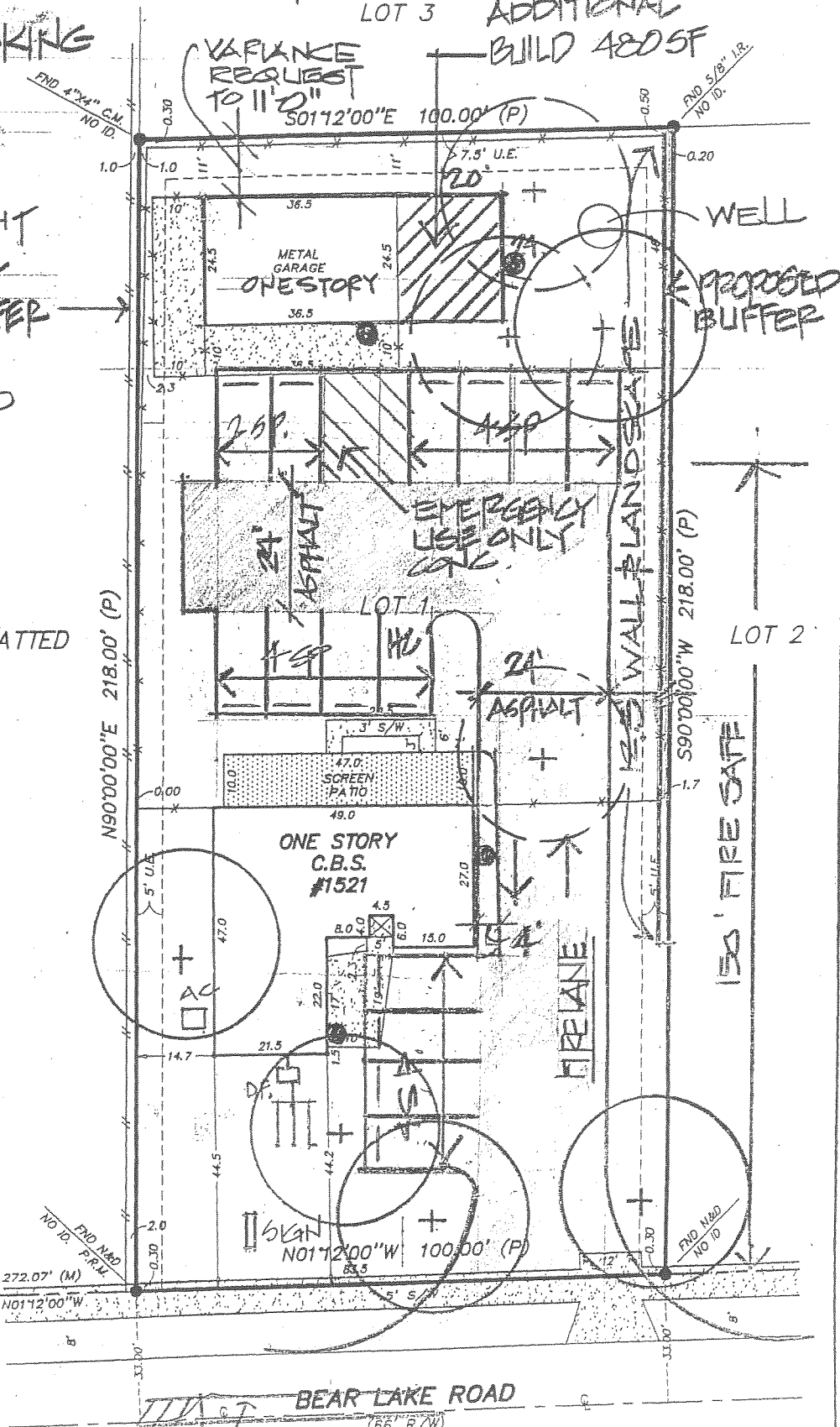
BARB WIRE FENCE

WOOD FENCE

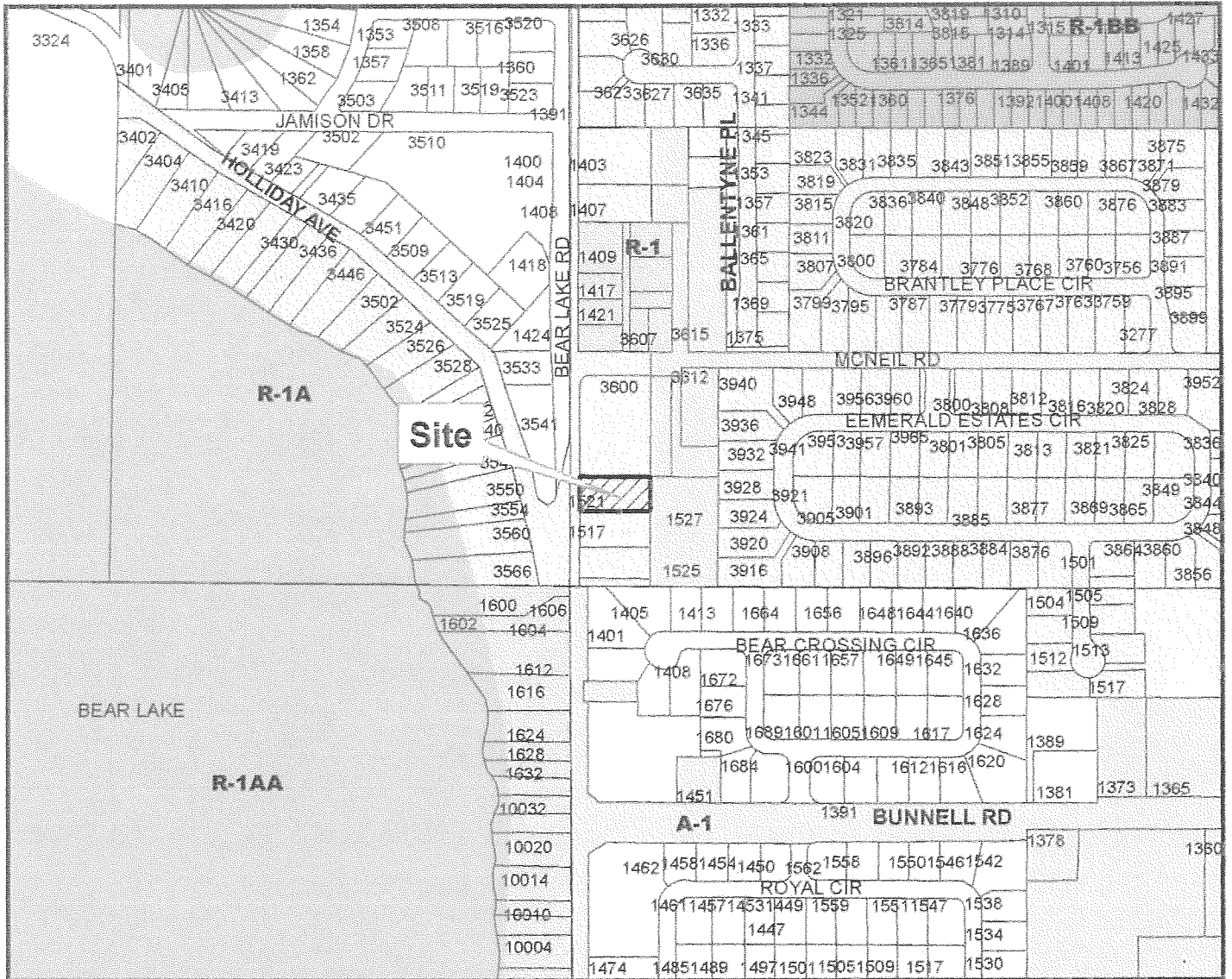
CHAIN LINK FENCE

OVERHEAD UTILITY LINES

DIAGNOSTIC FENCE









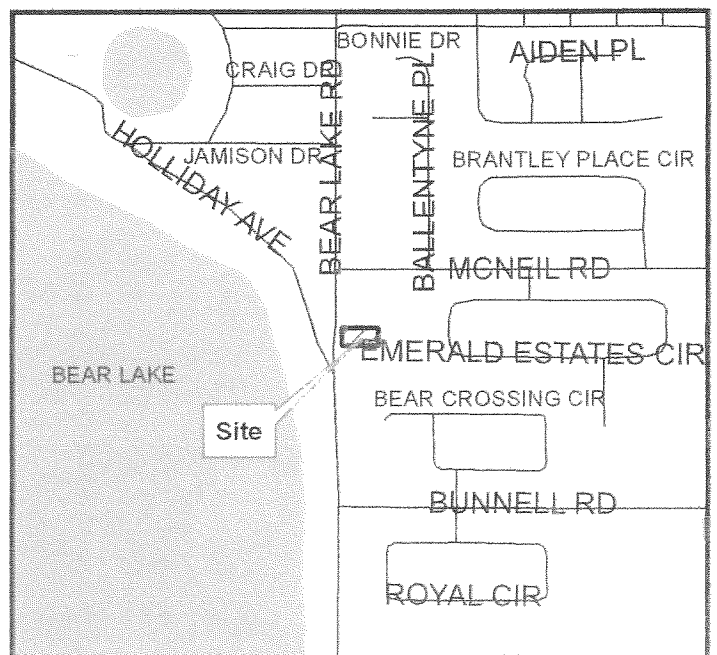
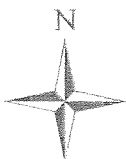
Florence & Ruben Exantus
1521 Bear Lake Rd
Apopka, FL 32703

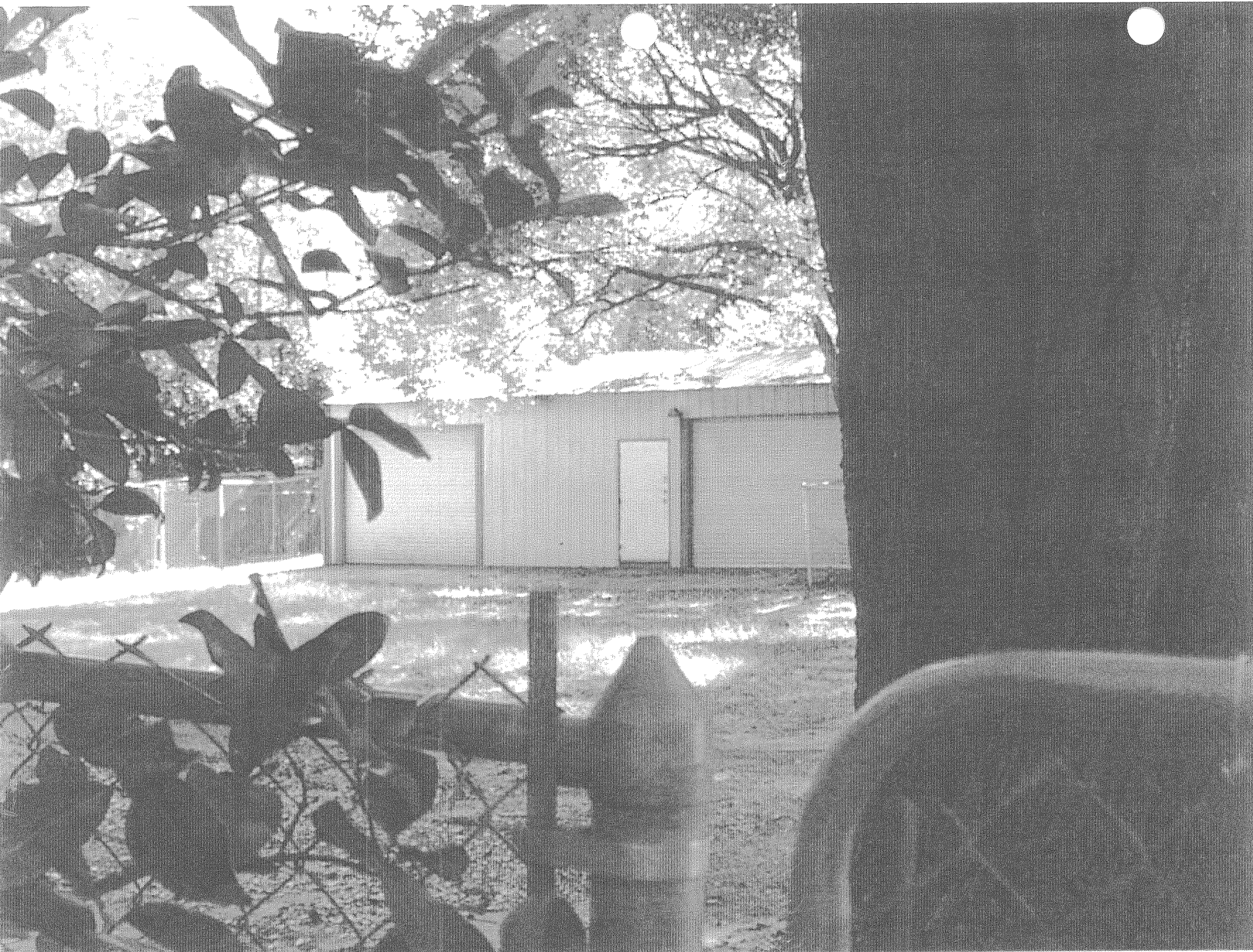


Seminole County Board of Adjustment
October 30, 2006
Case: BV2006-172
Parcel No: 17-21-29-520-0000-0010

Zoning

| | |
|--|---|
|  BV2006-172 |  R-1A |
|  A-1 |  R-1 |
|  R-1AA |  R-1BB |













RECEIVED

SEP 28 2006

SEMINOLE COUNTY PLANNING

SPECIFIC POWER OF ATTORNEY

BE IT ACKNOWLEDGED, that I, RUBEN W EXANTUS of GRACE BAPTIST CHURCH APOKA, the undersigned, do hereby grant a limited and specific power of attorney to STEVE SERRIN of HOMES BY DESIGN, as my attorney-in-fact.

Said attorney-in-fact shall have full power and authority to undertake and perform only the following acts on my behalf: ALL MATTERS FOR SPECIAL EXCEPTION VARIANCE, B.O.C.C. SUBMISSION PROPERTY PERMITTING AND OTHERS

The authority herein shall include such incidental acts as are reasonably required to carry out and perform the specific authorities granted herein.

My attorney-in-fact agrees to accept this appointment subject to its terms, and agrees to act and perform in said fiduciary capacity consistent with my best interest as he/she in his/her discretion deems advisable.

This power of attorney is effective upon execution. This power of attorney may be revoked by me at any time, and shall automatically be revoked upon my death, provided any person relying on this power of attorney shall have full rights to accept and rely upon the authority of my attorney-in-fact until in receipt of actual notice of revocation.

Signed this 25 day of

STEVE SERRIN 407 305-5676

Witness

Victoria Bentley 407-782-1015

Witness

(year) 2006
[Signature]

Grantor

[Signature]

Attorney-in Fact

RUBEN W EXANTUS

STEVE F. SERRIN

STATE OF _____ }
COUNTY OF _____ }

On _____ before me, _____, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]
(Seal)

Affiant _____ Known _____ Unknown _____
ID Produced _____

| PARCEL DETAIL DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---------------|---|------------|---------------|------------|------------|------------|--------------------|---------------|-------------|----------|----------|------------|--|-----------------------------|-----------------|----------|-----------|---------------|-----------------------------|---------------|------|-----------------|---------|-------|-------|------------|-----------|-----------|---------------|---------|-------|------|----------|----------|-----|---------------|---------|-------|------|----------|----------|-----|---------------|---------|-------|------|----------|----------|-----|---------------|---------|-------|------|----------|--------|----|---------------|---------|-------|------|----------|--------|-----|---------------|---------|-------|------|----------|--------|----|--|--|
| GENERAL Parcel Id: 17-21-29-520-0000-0010 Owner: EXANTUS RUBEN W & FLORENCE F Mailing Address: 1521 BEAR LAKE RD City,State,ZipCode: APOPKA FL 32703 Property Address: 1521 BEAR LAKE RD APOPKA 32703 Subdivision Name: PRATT ACRES Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 01-SINGLE FAMILY | | 2006 WORKING VALUE SUMMARY Value Method: Market Number of Buildings: 1 Depreciated Bldg Value: \$113,747 Depreciated EXFT Value: \$4,676 Land Value (Market): \$52,275 Land Value Ag: \$0 Just/Market Value: \$170,698 Assessed Value (SOH): \$170,698 Exempt Value: \$0 Taxable Value: \$170,698 Tax Estimator | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SALES <table border="1"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>05/2006</td> <td>06288</td> <td>1089</td> <td>\$289,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>04/2003</td> <td>05010</td> <td>1915</td> <td>\$102,000</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>08/2002</td> <td>04610</td> <td>0920</td> <td>\$38,500</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>12/1997</td> <td>03351</td> <td>0024</td> <td>\$85,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>06/1988</td> <td>01975</td> <td>0637</td> <td>\$82,500</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>07/1983</td> <td>01475</td> <td>1807</td> <td>\$62,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>04/1982</td> <td>01389</td> <td>0236</td> <td>\$15,000</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>02/1980</td> <td>01271</td> <td>0859</td> <td>\$12,500</td> <td>Vacant</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>04/1978</td> <td>01164</td> <td>1912</td> <td>\$22,000</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> Find Comparable Sales within this Subdivision | | Deed | Date | Book | Page | Amount | Vac/Imp | Qualified | WARRANTY DEED | 05/2006 | 06288 | 1089 | \$289,000 | Improved | Yes | QUIT CLAIM DEED | 04/2003 | 05010 | 1915 | \$102,000 | Improved | No | QUIT CLAIM DEED | 08/2002 | 04610 | 0920 | \$38,500 | Improved | No | WARRANTY DEED | 12/1997 | 03351 | 0024 | \$85,000 | Improved | Yes | WARRANTY DEED | 06/1988 | 01975 | 0637 | \$82,500 | Improved | Yes | WARRANTY DEED | 07/1983 | 01475 | 1807 | \$62,000 | Improved | Yes | WARRANTY DEED | 04/1982 | 01389 | 0236 | \$15,000 | Vacant | No | WARRANTY DEED | 02/1980 | 01271 | 0859 | \$12,500 | Vacant | Yes | WARRANTY DEED | 04/1978 | 01164 | 1912 | \$22,000 | Vacant | No | 2005 VALUE SUMMARY 2005 Tax Bill Amount: \$2,233 2005 Taxable Value: \$136,249 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS | |
| Deed | Date | Book | Page | Amount | Vac/Imp | Qualified | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 05/2006 | 06288 | 1089 | \$289,000 | Improved | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| QUIT CLAIM DEED | 04/2003 | 05010 | 1915 | \$102,000 | Improved | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| QUIT CLAIM DEED | 08/2002 | 04610 | 0920 | \$38,500 | Improved | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 12/1997 | 03351 | 0024 | \$85,000 | Improved | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 06/1988 | 01975 | 0637 | \$82,500 | Improved | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 07/1983 | 01475 | 1807 | \$62,000 | Improved | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 04/1982 | 01389 | 0236 | \$15,000 | Vacant | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 02/1980 | 01271 | 0859 | \$12,500 | Vacant | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 04/1978 | 01164 | 1912 | \$22,000 | Vacant | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LAND <table border="1"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>FRONT FOOT & DEPTH</td> <td>100</td> <td>218</td> <td>.000</td> <td>425.00</td> <td>\$52,275</td> </tr> </tbody> </table> | | Land Assess Method | Frontage | Depth | Land Units | Unit Price | Land Value | FRONT FOOT & DEPTH | 100 | 218 | .000 | 425.00 | \$52,275 | LEGAL DESCRIPTION PLATS: <input type="text" value="Pick..."/> LEG LOT 1 PRATT ACRES PB 22 PG 34 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Assess Method | Frontage | Depth | Land Units | Unit Price | Land Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FRONT FOOT & DEPTH | 100 | 218 | .000 | 425.00 | \$52,275 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING INFORMATION <table border="1"> <thead> <tr> <th>Bld Num</th> <th>Bld Type</th> <th>Year Blt</th> <th>Fixtures</th> <th>Base SF</th> <th>Gross SF</th> <th>Living SF</th> <th>Ext Wall</th> <th>Bld Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>SINGLE FAMILY</td> <td>1983</td> <td>6</td> <td>1,239</td> <td>1,739</td> <td>1,239</td> <td>CONC BLOCK</td> <td>\$113,747</td> <td>\$124,997</td> </tr> </tbody> </table> Appendage / Sqft GARAGE FINISHED / 484 Appendage / Sqft SCREEN PORCH FINISHED / 16 NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished | | | | | | | | | | Bld Num | Bld Type | Year Blt | Fixtures | Base SF | Gross SF | Living SF | Ext Wall | Bld Value | Est. Cost New | 1 | SINGLE FAMILY | 1983 | 6 | 1,239 | 1,739 | 1,239 | CONC BLOCK | \$113,747 | \$124,997 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bld Num | Bld Type | Year Blt | Fixtures | Base SF | Gross SF | Living SF | Ext Wall | Bld Value | Est. Cost New | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | SINGLE FAMILY | 1983 | 6 | 1,239 | 1,739 | 1,239 | CONC BLOCK | \$113,747 | \$124,997 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Description | Year Blt | Units | EXFT Value | Est. Cost New | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ALUM SCREEN PORCH W/CONC FL | 1985 | 200 | \$680 | \$1,700 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ALUM UTILITY BLDG W/CONC FL | 1985 | 600 | \$1,560 | \$3,900 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

PLANNING AND DEVELOPMENT DEPARTMENT

PLANNING DIVISION



September 13, 2006

Ruben & Florence Exantus
1352 Holly Glen Run
Apopka, Florida 32703

Dear Property Owner/applicant:

The special exception request for a church at 1521 Bear Lake Road does contain the following submittal requirements as listed in the application:

- A. Location and size of existing or proposed septic system, drain field, and well (if applicable).
- B. Location, size and type of any trees to be removed or retained.
- C. Location and width of existing or proposed driveway access.
- D. Identification of available utilities.
- E. Authorization form (if the applicant & owner are not the same).
- F. Nature and purpose of proposed use.
- G. Location and setbacks from property lines for all proposed and existing buildings and structures.
- H. Location and size of buffers, including but not limited to existing and proposed landscaping, fences and walls.
- I. Location, number and size of existing and proposed parking spaces based upon the maximum occupancy of the buildings.
- J. Height of buildings and structures, measured from the existing grade.
- K. Location of fire lanes.
- L. Location of existing and proposed signage.
- M. Location of wetlands and/or flood prone areas.
- N. Days and hours of the existing or proposed operation.
- O. Projected number of employees on the largest shift, number of students or children, faculty, residents, etc.
- P. Location, type and height of existing or proposed outdoor lighting.
- Q. Seating capacity, if appropriate (e.g., restaurants, churches, sports stadiums, etc.)

Additional to the above listed submittal requirements there is a variance required for the existing building (proposed church) that is within the rear yard setback. Please provide the information that is applicable to your request and site plan to our office by September 22, 2006 in order to meet the October 30, 2006 Board of Adjustment deadlines. Please contact our office at (407)665-7444 if you have any questions.

Sincerely,

Kathy Fall
Principal Planner

Cc: Steven Serrin

Comdoc Date:
Approval Date:

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
SANFORD, FLORIDA 32771

Your DRC meeting is scheduled for (date) at (time). The DRC Agenda can be found at
<http://www.seminolecountyfl.gov/pd/devrev/drc.asp>.

The following comments are being resubmitted to you as minutes for the **8/30/06** Development Review Committee meeting (DRC). Changes or decisions made during the DRC meeting are shown in bold capitalized font. It is understood that all remaining comments that applicant elected not to discuss or inquire about are items of agreement and the applicant will rectify the comments in the re-submittal stage. If you have any questions regarding this information, please contact your project manager.

REVIEW STAFF COMMENTS

PROJECT NAME: BEAR LAKE ROAD (1521) PROJ #: 06-32000009 MTG DATE: N/A
APPLICATION FOR: SPECIAL EXCEPTIONS-OTHER
APPLICATION DATE: 08/04/06
RELATED NAMES: BS2006-009
PROJECT MANAGER: KATHY FALL
PARCEL ID NO.: 17-21-29-520-0000-0010
PROJECT DESCRIPTION: REQUEST FOR SPECIAL EXCEPTION TO ALLOW A CHU RCH IN THE R-1A (SINGLE-FAMILY ZONING DISTRICT);
BCC DISTRICT: 3 - VAN DER WEIDE
CURRENT ZONING: R-1A
LOCATION: 1521 BEAR LAKE RD, APOPKA FL 32703
SEWER UTILITY: SEPTIC
WATER UTILITY: WELL

| Applicant: | Consultant: |
|--|--|
| STEVE SERRIN 1521 BEAR LAKE RD APOPKA, FL 32703 PHONE: (407) 310-5676 | RUBEN & FLORENCE EXANTUS 1352 HOLLY GLEN RUN APOPKA, FL 32703 PHONE: (407) 592-6968 CELL: (407) 389-7341 |

The County staff members have reviewed the subject project and offer the following comments. The Development Review Committee may provide additional comments or delete comments as necessary as a result of discussions at the DRC meeting.

- I. These items need responses with further information, data, explanation or revision of plans and documents before approval of the request can be recommended by staff. Specific requirements may be discussed in the Development Review meeting or by contact with the appropriate staff member.

A. Overlay and Protection Districts

- ☒ Aquifer Recharge (Part 54 Chapter 30)
- ☐ Karst Feature identified on property (CP Conservation)
- ☐ Sensitive Habitat identified on property (CP Conservation)
- ☒ Wekiva River Protection District (Part 58 Chapter 30)

- ☐ Econ River Protection Area (Part 57 Chapter 30)
- ☐ Chuluota Non-residential Design Area (Part 60 Chapter 30)
- ☐ Urban Conservation Village
- ☐ Airports (Part 61 Chapter 30)
- ☐ Lake Mary Blvd. Gateway Corridor (Part 56 Chapter 30)
- ☐ Markham Road, Longwood-Markham Road, and Lake Markham Road (Part 59 Chapter 30)
- ☐ SR 46 Gateway Corridor (Part 63 Chapter 30)
(*CSX RR to North Center Road 800 feet west of Orange*)
- ☐ SR 46 (Part 62 Chapter 30) **also see Part 66 SR 46 lighting ordinance**
(*Orange Blvd west to Lake County*)
- ☐ **SCENIC CORRIDOR (Part 55 Chapter 30) within East Area Study Boundary**
 - CR 419 (*from Lockwood to Seminole Co line*)
 - CR 426 (*from SR 434 east to Seminole County line + Snow Hill Rd*)
 - SR 46 (*Lake Jessup east to Sem Co line*)
 - Snowhill Road
 - General Hutchinson Canopy Road

MINOR:

All of: Florida Ave, Lockwood Rd, Lake Mills Rd/Brumbley Rd loops Lake Mills, Chuluota Bypass, Lake Geneva Rd, 1st Street, Lake Harney Rd, Old Mims/Jungle Rd south of SR 46, Osceola Rd and Mullet Lake Park Rd

B. Health Department

1. If your project proposes a septic system, please note that the design must be shown on the site plan and approved and permitted through the Health Department. Please call 407 665-3619 for more information.

C. Consistency with Comprehensive Plan

1. No issues
2. **Consultant will contact to set up meeting with Mr. Ball.**

D. Zoning Issues:

1. Active buffers will apply to south side of property. The active buffer required by LDC is 25 feet in width and a six feet high brick or masonry wall.
2. Please provide a summary of the use proposed including service hours, maximum number of occupants, and any other meetings held on site.
3. This property is located in the following overlay please indicate the purposed use compliance with the following requirements:

Policy FLU 15.2 Wekiva Study Area Natural Resource Protection

1. Enforce standards for the most effective recharge areas, as defined in the Aquifer Recharge Overlay Zoning Classification and Exhibit FLU-TBD (see Exhibit B) such as, but not limited to:

- a. The maximum area covered by structures and impervious surface shall not exceed sixty-five (65) percent for non-residential uses and sixty (60) percent for residential uses of the total land area; and
- b. With the exception of handicapped parking spaces, no more than twenty-five (25) percent of the total number of required off-street parking spaces shall not be paved.

E. Public Safety, Fire Loss:

1. No objection to special exception. (TC 8/9/06)

F. Concurrency:

1. Please submit a Concurrency review application and \$250.00 fee or you may submit a Concurrency Deferral Affidavit. (SLN 8/10/06)

G. Development Review:

The **Seminole County Land Development Code** can be found at:
<http://www.seminolecountyfl.gov/guide/codes.asp>

1. Project Manager

- a) No objection to the special Exception. (ADW 08/23/06)

2. Natural Resources:

- a) No objection to the Special Exception. (WM 8/11/06)

3. Traffic Review:

- a) Provide cross access with the property to the south. (TNP 08/17/06)
- b) Re-stripe the existing center gore lane on Bear Lake Road as a left turn lane. (TNP 08/17/06)
- c) Rebuild the drive so that it meets County standards (24' wide, 35' radii). (TNP 08/17/06)

4. Stormwater Management:

No objection to Special Exception, subject to final site plan review and permitting.

The following comments are to be addressed prior to final engineering approval but are not limited to:

- a) The site lies within the Wekiva Parkway and Protection Act (WPPA) Study Area and is an area of most effective recharge per Seminole County and WPPA GIS overlays. At a minimum, 3" over directly connected impervious area and the pre-post volume difference for the 25 year/24 hour event must be retained on site. Details on aquifer recharge requirements can be found in Chapter 30, Part 54 of the SCLDC. (KHB 08/25/06)
- b) A detailed drainage analysis, including outfall condition, must be provided at final engineering. Retention requirements may change subject to outfall condition. (KHB 08/25/06)

5. Water and Sewer Utilities:

No objection to Special Exception, subject to final site plan review and permitting.
(SD 8/25/06)

The following comments are to be addressed prior to final engineering approval but are not limited to:

- a) There is a 10-inch water main on the east side of Bear Lake Rd. (SD 8/25/06)
- b) There is an 8-inch gravity sewer line approximately 350 ft to the north on McNeil Rd. (SD 8/25/06)

II. SUMMARY

| | |
|-----------------------------|---|
| Comprehensive Plan | Review as noted. (KF 08/28/06) |
| Concurrency: | Reviewed as noted. (SLN 8/10/06) |
| Zoning Issues: | Disapproved. (KF 08/28/06) |
| Dev.Rev. Project Manager: | Reviewed as noted (ADW 08/23/06) |
| Stormwater: | No Objection, subject to final site plan review and permitting. (KHB 08/25/06) |
| Traffic: | Disapproved (TNP 08/17/06) |
| Utilities: | No Objection. (SD 8/25/06) |
| Natural Resources: | No Objection. (WM 8/11/06) |
| Fire Safety/Building Dept.: | No Objection. (TC 8/9/06) |

Sincerely,
SEMINOLE COUNTY GOVERNMENT
DEVELOPMENT REVIEW STAFF